



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(APPROVED)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, February 28, 2012

Commissioners Present

Sandra Bobowski
Temple Shannon
David Blatt
John Lupo, Jr.
Edwin Vargas
Gerald Pleasant
Valerio Giadone

Staff Present

Roger J. O'Brien
Kim Holden
Lynda Crespo
Don Chapman
Jillian Hockenberry
Jeff Cormier

I. Public Hearing

- a. Text amendment to the City of Hartford Planning and Zoning Commission Regulations to add Section 975, Purpose, and Section 976, Accessory historic barn dwelling units in the R5, R6, R7 and R8 districts. Applicant-City of Hartford Planning and Zoning Commission.**

At the last meeting, the Commission asked planning staff to look into two issues. The first issue was whether or not the property owner could be required to live at the property; the second was to look into the definition of a historic barn/carriage house.

Principal Planner Jeff Cormier reported to Commission information he researched in regards to the Commission's request. He looked into other zoning ordinances in other communities in Connecticut and around the country. He found several evidences that showed owner occupancy was mandated on the property and that an annual affidavit be filed. He also provided the Commission with an alternative language that defined a historic barn/carriage house.

It was noted that Commissioner Gerry Pleasant arrived during the presentation of the proposed text amendment.

David Barrett, President of the West End Civic Association (WECA) provided the Commission with a list of suggested new languages in reference to the proposed text amendment. He stated that WECA was not recommending intensifying an existing two family house at the mean time.

Several residents suggested that the R8 zoning district be eliminated from the proposed text amendment. They felt it was a small zone and that it should be left alone.

Michael O'Connell, long time resident of Hartford was not in favor of the proposed text amendment. He asked the Commission to look at the long term affect that the change could have on the few areas of Hartford with single family homes.

It was noted that Commissioner Valerio Giadone arrived during the public hearing.

Ken Lerman, resident of Hartford was not in favor of the proposed text amendment and agreed with Mr. O'Connell's comments. He stated that the proposed amendment would take away the ability for the residents in the proposed areas to say they live in a single family neighborhood.

Assistant Corporation Counsel Lisa Silvestri appeared at the end of the public hearing. Upon the Commission's request to look up case law, Attorney Silvestri found no case law in reference to the proposed text amendment that mentioned if owner occupancy was required or not required at the property.

The Commission felt they needed more time to review the suggested alternative language provided by WECA. The Commission voted unanimously to continue the public hearing to the next meeting.

- b. 204, 206, 220 Collins Street and 232, 238 Sigourney Street-Special Permit amendment for the renovation four buildings with 62 residential units, demolition of one building and new construction of a three story building with 26 residential units, community room, management office, daycare center, and maintenance garage. Applicant & Owner-Sigourney/Ashley/Collins LP, Agent-Bill Collins.**

Principal Planner Don Chapman presented a summary of the Planning Division's Report to the Commission. The Commission originally approved the Special Permit application on September 9, 2011 for the renovation of 78 units and construction of 9 units, office, daycare and maintenance garage. The applicant amended the Special Permit for the renovation of four buildings with 62 residential units, demolition of one building and new construction of a three story building with 26 residential units, community room, management office, daycare and maintenance garage. The Planning Division recommended approval of the amended Special Permit with the condition that the applicant would relocate the playscape and greenspace area to the rear of the proposed 26 residential units building and submit a revised site plan for the approval of the planning director.

Marie Kirkley-Bey raised a concern brought to her by a former resident of the subject property whom stated that the original people that lived at the property were told that they could not come back to the property after being relocated.

William Collins disagreed with the issue brought up by Ms. Kirkley-Bey. He publicly made himself available to anyone with any questions or concerns regarding the issue raised. He stated that individuals who qualified based on the income guidelines, would be able to come back.

The public hearing closed.

c. 5 Constitution Plaza-Special Permit application for the renovation of a former hotel into 199 apartments. Applicant & Owner-5PC, LLC, Agent-William Crosskey, Crosskey Architects, LLC

The Commission gave the applicant's agent William Crosskey the opportunity to present the proposed renovation of a former hotel into 199 apartments. A Planning Division Report was not prepared at the time. Planning Director Roger O'Brien informed the Commission that the Planning Division recommended approval of the Special Permit subject to the approval by the Historical Properties Commission and final Site Plan approval. The applicant agreed to the conditions.

The renovations included additional parking spaces required, studio, one and two bedrooms units for rental only, the ground floor windows would be kept, the windows on the upper floor would be replaced, the paint on the façade of the building would be striped. The applicant would like to keep the original look of the building.

The Commission was pleased with the developer's proposed renovations.

David Panagore, Chief Operating Officer and Director of the Department of Development Services thanked the Commission for their consideration on behalf of Mayor Pedro E. Segarra. Mr. Panagore stated that one of Mayor Segarra's priorities was to bring housing into downtown Hartford and that the proposed project would be a jump start to the next level of activities in the downtown area.

Al Marotta, life time resident of Hartford welcomed residency in the downtown area.

The public hearing closed.

d. 446 Franklin Avenue-Approval of location for a used car dealer. Applicant & Owner-Daniel Garcia.

Al Marotta, Vice Chairman of the South End NRZ and President of South Hartford Visitor Alliance was asked to give a background description of the subject property. He would like the applicant to comply with the zoning requirements and maintain the limit amount of vehicle permitted at the property.

Chief Staff Planner Kim Holden substituted for Principal Planner Jon Mullen. Ms. Holden presented the Planning Division's Report to the Commission. The applicant proposed to conduct used car sales with a total display of 6 cars. The Planning Division

recommended that the site area be expanded 10 feet to the north and landscape be installed there, the asphalt in front of the curb cut to be removed and landscape be added there, a drainage plan for the site be provided and that the applicant post a bond for all site improvements.

The applicant, Daniel Garcia, agreed to the conditions of approval.

The public hearing closed.

A motion to suspend the public hearing for consideration of public hearing items was made by Commissioner Lupo, Jr., and seconded by Commissioner Shannon. All Commissioners were in favor.

II. Regular Meeting

i) Consideration of Public Hearing Items

- a. 204, 206 220 Collins Street and 232, 238 Sigourney Street-Special Permit amendment for the renovation of four buildings with 62 residential units, demolition of one building and new construction of a three story building with 26 residential units, community room, management office, daycare center, and maintenance garage. Applicant & Owner-Sigourney/Ashley/Collins LP, Agent-Bill Collins**

On a motion made by Commissioner Vargas, and seconded by Commissioner Lupo, Jr. the following resolution was approved:

- WHEREAS: The Planning and Zoning Commission has received a Special Permit Application for renovation of four building with 62 residential units, demolition of one building and new construction of a three story building with 26 residential units, community room, management office, daycare, and maintenance garage and,
- WHEREAS: The subject site is located at 204, 206, 220 Collins Street & 232, 238 Sigourney Street with a corresponding zone of B-4 and,
- WHEREAS: The subject development was constructed in 1988 as a planned residential development and,
- WHEREAS: The applicant also has submitted plans showing adequate landscaping, parking, drainage and lighting and,
- WHEREAS: The enhanced landscaping complements the goal of greening the city as detailed in “One City One Plan” and,

WHEREAS: The proposal is consistent with the City's Plan of Conservation and Development as well as zone in which it resides and,

WHEREAS: Now, Therefore Be It

RESOLVED: The Planning and Zoning Commission approves the Special Permit Application for Sigourney/Ashley/Collins LP Special for the renovation of four buildings with 62 residential units, demolition of one building with 16 units and new construction of a three story building with 26 residential units, community room, management office, daycare, and maintenance garage at 204, 206, 220 Collins Street & 232, 238 Sigourney Street as shown on the attached plans entitled Sigourney Mews 206 Collins St. Hartford, CT; Sigourney/Ashley/Collins LTD. Partnership, 206 Collins St. Hartford, CT Crosskey Architects, One Union Place, Hartford, CT 06103 (860) 724-3000, and "New Site Plan" sheet SP-1, scale 1"=20' .December 30, 2011 with the following condition:

1. The applicant shall submit a revised site plan showing the relocated playscape and greenspace for the approval of the Director of Planning.

The following Commissioners voted in favor of the motion: Bobowski, Blatt, Lupo, Jr., Shannon, Pleasent and Vargas. Commissioner Giadone abstained.

b. 5 Constitution Plaza-Special Permit application for the renovation of a former hotel into 199 apartments. Applicant & Owner-5PC, LLC, Agent-William Crosskey, Crosskey Architects, LLC.

A motion to approve the following resolution, as stated by Roger O'Brien, was made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas:

Whereas the plans submitted by Crosskey Architects dated February 16, 2012 are consistent with One City, One Plan, the Planning and Zoning hereby approves the Special Permit subject to a final Site Plan approval and approval by the Historic Properties Commission.

The following Commissioners voted in favor of the motion: Bobowski, Blatt, Lupo, Jr., Shannon, Pleasent and Vargas. Commissioner Giadone abstained.

c. 446 Franklin Avenue-Approval of location for a used car dealer. Applicant & Owner-Daniel Garcia.

For clarification purpose, Chairman Bobowski questioned Roger O'Brien if the use would lapse given the property was vacant for a year. Roger informed Chairman

Bobowski that an affirmative intent to abandon the use would have to be submitted; otherwise it would be a grandfathered use.

A motion to approve the following resolution was made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas:

- WHEREAS: The Planning and Zoning Commission has received an application requesting an approval of location for a used car dealership at 446 Franklin Avenue; and
- WHEREAS: Used automobile sales is a grandfathered use in the B-3 zoning district; and
- WHEREAS: The site has been associated with automobile use since the 1940's; Now, Therefore, Be It
- RESOLVED: The City of Hartford Planning and Zoning Commission approves the application for an Approval of Location for a used car dealership at 446 Franklin Avenue as shown on the plans entitled "Resurvey License Application Drawing Prepared for Danny's Auto World Sales & Service, LLC, 446 Franklin Avenue, Hartford, CT" prepared by The Bongiovani Group, Inc., Land Surveyors, 170 Pane Road, Newington, CT 06111, dated April 17, 2001, revised February 3, 2005, December 6, 2005 and January 18, 2012, scale 1"=20', subject to the following condition(s):
1. The curb on Brown Street closest to Franklin Avenue is closed according to City of Hartford standards.
 2. The existing area of dirt and grass located at the southwest corner of the site is expanded north approximately ten (10) feet and plantings are installed.
 3. The applicant signs an affidavit stating that only six (6) cars are permitted on the lot.
 4. The applicant provides a drainage plan for the site.
 5. The standard City of Hartford conditions for Approvals of Location:
 - a. All repair work will occur inside the structure.
 - b. Discarded, disassembled and loose parts or refuse will be stored inside the structure or in an enclosed or screened area outside the structure.
 - c. Inoperable vehicles will be stored inside the structure.
 - d. All vehicles being repaired shall be stored inside overnight.
 - e. All parking spaces are clearly striped and numbered.

The following Commissioners voted in favor of the motion: Bobowski, Blatt, Lupo, Jr., Shannon, Pleasant, Vargas and Giadone.

ii. Site Plan Review

- a. 691 Blue Hills Avenue-Site Plan Review for the addition of a modular classroom to the rear of an existing building and change of use to a daycare center. Applicant-Deborah MacDonald, Crayons and Numbers Daycare, Owner-Harry Heymann.**

Junior Planner Jillian Hockenberry presented a summary of the Planning Division's Report to the Commission regarding the Site Plan Review application for the change of use to a Daycare Center and addition of a modular classroom to the rear of the existing building. The site was previously used as a dry cleaning drop off and pick up location. There was no dry cleaning done on site. The applicant, Deborah MacDonald of Crayons and Numbers Daycare Services, LLC was relocating from 210 Blue Hills Avenue to the subject property. The applicant proposed to install a temporary 1,440 square foot modular classroom with a 400 square foot ramp attached at the rear of the existing building, to accommodate classrooms and restrooms for the children. The existing building would be used for office space, all purpose room, utility room, restroom and kitchen.

There were two curb cuts on Blue Hills Avenue that served as an entrance and exit for the property, a 7 foot concrete walkway in the front of the property to the entrance, and a paved area at the front of the lot with parking on each side of the building.

The proposed daycare center was a permitted use in the B4 district. The subject site met all of the requirements for the proposed use.

Planning staff recommended approval of the site plan for the change of use to a daycare center.

The Commission was pleased with the proposed use.

A motion to approve the following resolution was made by Commissioner Lupo, Jr. and seconded by Commissioner Vargas:

WHEREAS: The Planning and Zoning Commission has reviewed a site plan for the change of use to a daycare center with a modular classroom in the rear at 691 Blue Hills Avenue; and

WHEREAS: A daycare center use is appropriate for the property's land use designation of neighborhood business; and

WHEREAS: The proposed modular classroom has exterior architectural features that match the existing building; and

WHEREAS: There is an adequate amount of open play space with a fence enclosure for 38 children; now therefore be it

RESOLVED: That the Planning and Zoning Commission hereby approves the plans entitled “Additions & Renovations 69 Blue Hills Avenue, Hartford, Connecticut, Crayons & Numbers Daycare Services” by Ernest Y. Nepomuceno, AIA, located at 15 Reservation Road, Farmington, CT, sheets S-1, A-1, A-2, A-3, A-4 & A-5, dated February 10, 2012.

The following Commissioners voted in favor of the motion: Bobowski, Blatt, Lupo, Jr., Shannon, Pleasant, Vargas and Giadone.

III. Public Hearing

e. Public workshop on the 2012-2013 Capital Improvement Plan.

A public workshop was held and a draft of the Capital Improvement Plan (CIP) for Planning and Zoning Commission Review as recommended by the technical committee for fiscal year 2012-2013 through 2016-2017 was handed out. Roger O’Brien spoke about the five year project plan and the process it took to move the plan forward. Roger O’Brien named several members of the technical committee that helped put the CIP together; the Director of Management and Budget Jose Sanchez, Director of Finance Julio Molleda, Chief Staff Planner Kim Holden and himself. The Committee looked at the development, funding and execution of plan. The purpose of the workshop was to have everyone understand the CIP and get a dialogue between the public and the Commission.

Roger spoke about the importance of securing money from the State for flood control design and improvements in Hartford.

Michael O’Connell, resident of Hartford commented on the planned development noted in the draft CIP for greenway trails along the Park River refuge area. Mr. O’Connell along with other residents of the area signed a petition in support for the preservation and permanent protection of the wooded land.

Several residents asked questions.

IV. Old/New Business

a. Discussion of underlying land use and zoning districts consistent with One City, One Plan.

Chief Operating Officer and Director of Department of Development Services David Panagore urged the Commission to consider a land use change for the purpose of a proposed McDonald’s fast food restaurant. Mr. Panagore stated that the land deserved to be developed.

Evelyn Richardson, Vice Chair of the Clay Arsenal Neighborhood Revitalization, opposed to the land use change for the purpose of a McDonalds. Ms. Richardson stated that there were plenty of restaurants in the area and that the neighborhood would not need another fast food location.

After discussion, the Commission agreed to add the request to the agenda of the next Planning and Zoning meeting for consideration.

V. Approval of Minutes

The minutes of December 13, 2012 and February 7, 2012 were postponed.

VI. Adjournment

Respectfully submitted by
Lynda Crespo

Roger J. O'Brien, Secretary